



Plan Commission Minutes  
August 15, 2022 at 7:00 p.m.  
City Hall Council Chambers

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Commission Members Present: Christopherson, Granlund, Obaid, Wolfgram, Davis, Helgeson & Erickson

Staff Members Present: Wittwer, Allen & Petrie

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Christopherson, Granlund, Obaid, Wolfgram, Davis, Helgeson and Erickson were present.
3. Open public comment period for items that do not appear on this agenda noted as public hearings. Shawn Putnick, 2740 6<sup>th</sup> Street, also with the Upper Westside Neighborhood Association but speaking on her own behalf, spoke regarding the proposed Andy Lane residential development owned by the City. She noted the 11 major development plans located within the neighborhood: 8 for housing and 3 not for housing which include the Cannery Park, Half Moon trail and a church. She noted the 20 acres of vacant land within the Andy Lane area should remain vacant land and keep the woodland and be turned into park/open space. In addition, she recommends putting the project on hold until the other projects are completed.
4. Consent Agenda  
Chairperson Granlund moved the item, the vote was unanimous.
5. Conditional Use Permit (CZ-2209) – UWEC Sign  
Petrie explained the proposed conditional use permit for a new message center sign for the University of Wisconsin Eau Claire located at 121 Water Street. This LED message center sign would be approximately 40 square feet in size with an overall height of seven feet. The proposed sign is near the Hass Fine Arts Building. All the other signage will be removed or relocated with the installation of the new sign.

Jake Wrasse with the University spoke about the proposed ground sign, noting the master plan from 2010 for future development. He noted signage around campus has changed over time and new signage has been installed. In addition, he spoke about the location of the proposed sign and the display will be UWEC events along with Haas Fine Arts events.

Motion by Commissioner Christopherson to approve the conditional use permit with the staff conditions. Seconded by Commissioner Wolfgram.

Motion by Commissioner Helgeson to table this agenda item to the September 19<sup>th</sup> Plan Commission meeting to consider moving the proposed sign west of the proposed location. Seconded by Commissioner Christopherson (1-5-1 Commissioners Davis, Obaid, Erickson, Christopherson, and Wolfgram voted nay, and Commissioner Granlund abstained).

The original motion was voted on and the motion passed 5-1-1 (Commission Helgeson voted nay, Commissioner Granlund abstained).

6. Site Plan (SP-2220) – Multi-Family Apartments  
Petrie presented a site plan for a multi-family apartment located at Craig Road and Hamilton Avenue. This is the final site plan for the approval of the apartments. The rezoning and general development plan was approved by the Plan Commission and Council at their June meetings. The site plan shows three different building types with apartment buildings and is consistent with the general development plan.

Blake Purdy with RyKey Properties spoke about the proposed development and working with the tenants to figure out the best approach for the usage of the garage(s).

Commissioner Helgeson moved to approve the site plan with staff conditions. Commissioner Wolfgram seconded and the motion carried unanimously.

7. Site Plan (SP-2221) – Commercial Building

Allen presented a site plan for a commercial building located on Barstow Street. The tenant of the building is Menomonie Market Food Co-Op. This proposed development is on Block 7 and the development was approved by the Redevelopment Authority. The site plan shows a 2-story building with a façade mixture of glass and brick.

Sean Bohan with Advanced Engineering Concepts explained the site plan and the conditions and proposed modifications to the conditions as noted, including the abbreviated traffic impact analysis (TIA) and driveway and sidewalk accesses.

Crystal Halvorson with Menomonie Market Food Co-Op explained facility operations and the parking lot requirement. She spoke about the TIA condition and would recommend the removal of this condition.

Commissioner Helgeson moved to approve the site plan with staff conditions except items 1 and 9, relocating one bike rack, and providing one sidewalk connection from Hobart Street and/or Galloway Street. Commissioner Christopherson seconded and the motion carried unanimously. (Commissioner Erickson & Davis abstained).

8. a. Highway T Corridor Update – Wittwer presented an update on the Highway T corridor and the official mapping of the proposed project. This will be on the Council agenda at their meeting next week.
- b. Plan Commission Work Program Update – Allen presented an update to the Plan Commission Work Program for the 2022 year. He noted that some items have been completed or are in progress, and some items related to the proposed new zoning code have been moved to 2023.
- c. Sign Code Ordinance Update – Petrie spoke about the work program noting sign code ordinance update. The update is scheduled for later this year and another discussion will occur in the future prior to the proposed ordinance update.
9. The meeting adjourned at 9:15 p.m.

  
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Zina Obaid, Secretary